# Current Estimates and Trends in New Hampshire's Housing Supply

**Update: 2006** 



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### **Introduction and Definitions**

This report "... Update 2006" is a successor of reports published as "Current Estimates and Trends in New Hampshire's Housing Supply: Update 2000." The Office of Energy and Planning (OEP) has been issuing this series of reports since the mid 1970's. The reports attempt to present data that show short and long term trends in housing construction and total housing supply. The report series present data about New Hampshire's housing supply from two very different sources, the decennial census and municipal building permits.

The decennial census data came from a highly detailed questionnaire administered and tabulated by specially trained and/or professional personnel. The resulting data serve as a benchmark, while the permit data attempt to update the census year data insofar as possible. The permit data are collected via an annual mail survey of municipalities. The OEP attempts to achieve full coverage, nevertheless a few municipalities each year do not return completed forms. The OEP also devotes considerable effort checking and refining survey returns, to insure as much consistency as practical. The OEP does not conduct any field checks as part of the quality control process.

The US Census data, contained in this report, are considered to be benchmark data. This is to say that they are considered to be the result of an extensive effort that is funded every ten years. The Bureau of the Census devotes years of comprehensive preparation to establish an enumeration of housing units. During the execution of the census, the Bureau subjects collected data to intense and extensive review at various levels. This includes a large amount of field work before the census is taken and some additional field work after collecting the questionnaires.

Because of the different nature of the decennial census and OEP's survey of building permits, the two data series are not directly comparable. However, this incompatibility has an impact, only when data users are interested in *total housing supply and* when crossing decennial census years. The *Housing Supply* series is intended to present the latest census benchmarks and the latest annual trends based on reported building permit activity. Data users, interested in long-term housing trends (which may span two or three census years) are urged to analyze patterns shown by combining decennial census years with mid-decade permit data. Year to year comparisons, that mix permits and census years, are not valid.

### 2000 Census and 2000 Permits

For the year 2000, double counting of housing units is possible, but unlikely. The census is taken as of April 1, 2000. A substantial portion of a housing unit must be constructed before the census will tabulate it as a housing unit. Permit data cover the full calendar year, overlapping the census by three months. Even so, it is very unlikely that a permit, issued in January, will result in sufficient construction to be tabulated as a housing unit. Nevertheless, some double counting probably does occur.

### **Definition Change**

To the extent possible, the figures contained herein represent <u>total housing units</u>. In prior years (pre 1990), our data represented year-round housing units. This change was made because it has become impossible to distinguish between year-round and seasonal units based on construction characteristics. *All units* are included in the census and permit data. Some housing units have all the characteristics of year-round units, but are in fact used on a seasonal or leisure time basis.

The data user should remember that the decennial census is essentially a questionnaire asking <u>persons</u> to respond. It is not a detailed field survey of characteristics of housing units. The census effort is not aimed at quantifying or analyzing the seasonal or leisure home sector. Nevertheless, this sector does have an impact on the year-round data.

The problem of distinguishing between seasonal and year-round units also applies to the permit data. Building permits usually do not request information regarding intended use. For this reason, all permits issued for new dwellings are included in this report.

## **Reporting Problems**

Not all communities respond to OEP's survey. A few towns do not maintain formal building permit systems. Some towns that do have a permit process still do not report to OEP. See "Municipalities Not Reporting" section below for those municipalities that did not report in any given year. For some non-reporting municipalities OEP has substituted data from the Bureau of the Census' C-40 data series. These municipalities did report their permits to the Bureau of the Census, or the Bureau imputed the data and OEP entered those data in the accompanying table. Municipalities that have C-40 data substituted are indicated with an asterisk. The C-40 series does not cover mobile homes.

Some of the towns without permits systems did respond to OEP. These towns are noted below.

Accounting for conversions is another difficulty in compiling housing supply data. Conversions may increase or decrease the total housing stock. There are many types of conversions; a dwelling could be converted to an office or, a single family home may be converted to two or more dwelling units. Many municipal permit systems are not adept at tabulating the pluses and minuses in dwelling units due to conversions. The same is true of demolitions. Often, a demolition permit does not require reporting the number of dwelling units involved.

The categorizing of row or town houses, often referred to as condominiums, is difficult. In the past, local officials were asked to report them under the single-family category. Nevertheless this structure type has caused confusion among some local officials. Beginning with the 1990 report, any structure that is attached is reported as multi-family. The 1990 & 2000 censuses contain a housing category, "Single Family Attached". This category, since 1990, has been included in the Multi Family listing in this report series. The Single Family Attached units are included in Multi Family in this *Update: 2006* edition.

Usually, permits are valid for one year. Some permits never result in actual construction and the permit expires. Starting in 1990 OEP requested each municipality report any expired permits from the previous year. These figures should show the number of structures and units not completed due to the expiration of the building permit or change in plans by the builder. Without this information, there is a possibility of double counting if a permit is re-issued. When expired permits are reported, OEP reduces the number of permits reported in the prior year.

### **Net Change of Dwelling Units**

The accounting for expired permits, coupled with OEP's objective of tabulating net change of dwellings can result in <u>negative numbers</u>. The numbers appearing in the "Net Residential..." columns are not permits issued per se. The figures in these columns represent <u>net change</u> of dwellings. For instance, a town could issue one permit for a single family home and three permits for demolition of single-family dwellings, in the same year. Thus a minus two (-2) would appear in the appropriate, "Net Residential" column.

# 2000 Census Figures

The 2000 census figures, published in this report will not sum exactly to state totals. This is because unincorporated places are not included in this report.

### **Municipalities Not Reporting**

For the 2000 calendar year reporting period, the following municipalities did NOT report to OEP:

\* Bridgewater \* Dorchester \* Goshen

\* Substituted data from Bureau of the Census for C-40 construction reports, 2000.

For the 2001 calendar year reporting period, the following municipalities did NOT report to OEP:

For the 2002 calendar year reporting period, the following municipalities did <u>NOT</u> report to OEP:

Berlin Groton Milton Stratham Dorchester Hanover Newton Tamworth Dummer Laconia Pittsfield Waterville Valley **Epping** Landaff Rye Winchester **Epsom** Milan Strafford

<sup>\*</sup> Substituted data from Bureau of the Census for C-40 construction reports, 2001.

\* Substituted data from Bureau of the Census for C-40 construction reports, 2002.

\* Substituted data from Bureau of the Census for C-40 construction reports, 2006.

**Total Housing** 

<b>Rev.</b> 10/18/07	Table 2: Municipal Summary Belknap County											Total Estimated
	Total Estilli											Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2006
Alton	2400	67	<b></b> 7	00	400	400	0.0	<b>50</b>	0	0	0	2000
Single Family	3109	67	57	80	100	106	86	58	0	0	0	3663
Multi-Family	224	6	0	2	4	4	1	0	0	0	0	241
Manufactured Housing	189	5	1	3	0	0	0	2	0	0	0	200
Total Housing	3522	78	58	85	104	110	87	60	0	0	0	4104
Barnstead	1804	48	123	56	35	33	40	34	0	0	0	2173
Single Family Multi-Family	102	4	4	2	0	0	0	0	0	0	0	112
Manufactured Housing	88	5	12	19	2	0	0	0	0	0	0	126
Total Housing	1994	57	139	77	37	33	40	34	0	0	0	2411
Belmont	1334	37	100	,,	37	55	40	34	O	O	O	2411
Single Family	1798	25	29	37	43	40	23	26	0	0	0	2021
Multi-Family	461	6	0	3	14	5	2	12	0	0	0	503
Manufactured Housing	854	22	22	14	5	3	0	-2	0	0	0	918
Total Housing	3113	53	51	54	62	48	25	36	0	0	0	3442
Center Harbor		-			<u>-</u>				•	•	•	0112
Single Family	596	3	7	6	15	19	12	10	0	0	0	668
Multi-Family	15	0	0	0	0	0	0	0	0	0	0	15
Manufactured Housing	42	2	0	1	0	2	0	0	0	0	0	47
Total Housing	653	5	7	7	15	21	12	10	0	0	0	730
Gilford												
Single Family	3200	51	62	102	59	38	57	51	0	0	0	3620
Multi-Family	531	5	0	8	7	0	12	4	0	0	0	567
Manufactured Housing	581	7	-3	14	-5	0	6	11	0	0	0	611
Total Housing	4312	63	59	124	61	38	75	66	0	0	0	4798
Gilmanton												
Single Family	1731	45	43	53	55	45	26	29	0	0	0	2027
Multi-Family	70	0	0	2	0	2	2	2	0	0	0	78
Manufactured Housing	47	2	0	0	0	0	0	0	0	0	0	49
Total Housing	1848	47	43	55	55	47	28	31	0	0	0	2154
Laconia												
Single Family	4223	47	60	72	139	166	36	57	0	0	0	4800
Multi-Family	4094	8	4	10	0	0	72	80	0	0	0	4268
Manufactured Housing	237	26	1	0	1	0	0	0	0	0	0	265
Total Housing	8554	81	65	82	140	166	108	137	0	0	0	9333
Meredith	2200	50	40	74	70	70	40	00	0	0	0	0770
Single Family	3388	59	42	71	70	79	46	23	0	0	0	3778
Multi-Family	527	0	0	0	0	4	48	46	0	0	0	625
Manufactured Housing	276	0	0	4	1	5	5	4	0	0	0	295
Total Housing	4191	59	42	75	71	88	99	73	0	0	0	4698
New Hampton	810	21	13	25	24	21	12	20	0	0	0	946
Single Family	54	2	0	1	1	0	3	0	0	0	0	61
Multi-Family	79	0	2	-1	-1	1	0	-1	0	0	0	
Manufactured Housing Total Housing	944	23	15	25	24	22	15	19	0	0	0	79
=	944	23	13	23	24	22	15	19	U	U	U	1087
Sanbornton Single Family	1267	36	19	29	23	27	36	16	0	0	0	1453
Multi-Family	42	0	0	0	0	0	0	0	0	0	0	42
Manufactured Housing	50	6	5	0	0	0	1	2	0	0	0	64
Total Housing	1359	42	24	29	23	27	37	18	0	0	0	1559
Tilton	1009	74	∠→	23	20	۲1	31	10	U	U	J	1008
Single Family	935	6	-2	19	15	12	12	10	0	0	0	1007
Multi-Family	451	2	0	0	0	0	0	2	0	0	0	455
Manufactured Housing	245	2	0	13	10	7	9	0	0	0	0	286
Total Housing	1631	10	-2	32	25	19	21	12	0	0	0	1748
Belknap County												
Single Family	22861	408	453	550	578	586	386	334	0	0	0	26156
Multi-Family	6571	33	8	28	26	15	140	146	0	0	0	6967
Manufactured Housing	2688	77	40	67	13	18	21	16	0	0	0	2940
Total Housing	32121	518	501	645	617	619	547	496	0	0	0	36064

Table 2: Municipal Summary Carroll County

**Total Estimated** 

**Total Housing** 

**Table 2: Municipal Summary Carroll County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Tamworth Single Family Multi-Family Manufactured Housing Total Housing **Tuftonboro** Single Family Multi-Family Manufactured Housing Total Housing Wakefield Single Family Multi-Family Manufactured Housing -1 Total Housing Wolfeboro Single Family Multi-Family Manufactured Housing Total Housing **Carroll County** Single Family Multi-Family Manufactured Housing

Table 2: Municipal Summary Cheshire County

**Total Estimated** 

Manufactured Housing

**Total Housing** 

**Table 2: Municipal Summary Cheshire County** 

Rev. 10/18/07 **Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Roxbury Single Family Multi-Family Manufactured Housing Total Housing Stoddard Single Family Multi-Family Manufactured Housing Total Housing Sullivan -1 Single Family Multi-Family -1 Manufactured Housing -2 Total Housing Surry Single Family Multi-Family Manufactured Housing Total Housing Swanzey Single Family Multi-Family -2 -1 -3 Manufactured Housing Total Housing Troy Single Family Multi-Family Manufactured Housing -3 Total Housing Walpole Single Family Multi-Family Manufactured Housing Total Housing Westmoreland Single Family Multi-Family Manufactured Housing Total Housing Winchester Single Family Multi-Family Manufactured Housing -5 Total Housing **Cheshire County** Single Family Multi-Family

Multi-Family

Total Housing

Manufactured Housing

-2

-2

**Total Housing** 

**Table 2: Municipal Summary Coos County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census Randolph Single Family Multi-Family Manufactured Housing Total Housing **Shelburne** Single Family Multi-Family Manufactured Housing Total Housing Stark -1 Single Family Multi-Family -1 -1 Manufactured Housing Total Housing Stewartstown Single Family Multi-Family -2 -1 Manufactured Housing Total Housing Stratford Single Family -11 Multi-Family Manufactured Housing -8 Total Housing Whitefield -1 Single Family Multi-Family Manufactured Housing Total Housing -1 **Coos County** Single Family -4 -6 Multi-Family Manufactured Housing 

Table 2: Municipal Summary Grafton County

Residential Permits, Net Change of Units

**Total Estimated** 

**Housing Units** 

**Table 2: Municipal Summary Grafton County** 

**Total Housing** 

**Table 2: Municipal Summary Grafton County** 

Table 2: Municipal Summary Hillsborough

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Residential Permits, Net Change of Units

**Total Estimated** 

**Housing Units** 

Table 2: Municipal Summary Hillsborough

**Total Estimated Residential Permits, Net Change of Units Housing Units** Census Weare Single Family Multi-Family -2 Manufactured Housing Total Housing Single Family Multi-Family Manufactured Housing Total Housing Windsor Single Family Multi-Family Manufactured Housing -1 Total Housing **Hillsborough County** Single Family Multi-Family Manufactured Housing **Total Housing** 

**Table 2: Municipal Summary Merrimack County** 

**Table 2: Municipal Summary Merrimack County** 

**Total Housing** 

**Table 2: Municipal Summary Merrimack County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census **Merrimack County** Single Family Multi-Family Manufactured Housing 

Table 2: Municipal Summary Rockingham

Table 2: Municipal Summary Rockingham

Residential Permits, Net Change of Units

**Total Estimated** 

**Housing Units** 

**Total Housing** 

<b>Rev.</b> 10/18/07	Table 2: Municipal Summary Rockingham											Total Estimated
	2000	2000 Residential Permits, Net Change of Units										Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2006
Portsmouth	4007	00	07	4.4	40		44	40	0	0	0	1000
Single Family	4097	26	27	14	18	6	11	10	0	0	0	4209
Multi-Family	5815	7	3	27	50	49	66	11	0	0	0	6028
Manufactured Housing	274	5	0	0	0	0	0	0	0	0	0	279
Total Housing	10186	38	30	41	68	55	77	21	0	0	0	10516
Raymond											_	
Single Family	2348	71	49	71	35	69	31	36	0	0	0	2710
Multi-Family	695	0	0	3	46	65	94	6	0	0	0	909
Manufactured Housing	667	10	2	0	0	7	0	0	0	0	0	686
Total Housing	3710	81	51	74	81	141	125	42	0	0	0	4305
Rye												
Single Family	2213	17	8	13	6	15	11	0	0	0	0	2283
Multi-Family	357	0	0	0	0	0	0	0	0	0	0	357
Manufactured Housing	75	0	0	0	0	0	0	0	0	0	0	75
Total Housing	2645	17	8	13	6	15	11	0	0	0	0	2715
Salem												
Single Family	7683	108	125	78	44	52	28	31	0	0	0	8149
Multi-Family	2395	0	0	2	372	176	71	8	0	0	0	3024
Manufactured Housing	788	10	11	13	8	24	22	19	0	0	0	895
Total Housing	10866	118	136	93	424	252	121	58	0	0	0	12068
Sandown		-										.2000
Single Family	1527	17	61	63	41	37	26	23	0	0	0	1795
Multi-Family	174	0	0	0	12	6	8	0	0	0	0	200
Manufactured Housing	76	0	0	7	0	30	9	6	0	0	0	128
Total Housing	1777	17	61	70	53	73	43	29	0	0	0	2123
Seabrook	.,,,	• • •	01	70	00	70	40	20	Ū	O	O	2123
Single Family	1617	49	49	31	18	15	44	14	0	0	0	1837
Multi-Family	1411	17	27	24	12	16	38	18	0	0	0	1563
Manufactured Housing	1038	27	12	-7	-3	5	13	15	0	0	0	1100
Total Housing	4066	93	88	48	27	36	95	47	0	0	0	4500
South Hampton	4000	33	00	40	21	30	33	41	U	U	U	4500
Single Family	290	5	2	3	2	6	2	2	0	0	0	312
Multi-Family	15	0	2	1	0	0	1	0	0	0	0	19
Manufactured Housing	3	0	0	0	0	0	0	0	0	0	0	3
Total Housing	308	5	4	4	2	6	3	2	0	0	0	
Stratham	300	3	7	7	2	U	3	2	U	U	U	334
	1682	46	32	54	72	76	51	28	0	0	0	2041
Single Family Multi-Family	674	6	7	2	7	19	0	5	0	0	0	720
•		0	0	0	0	0	-1	-1	0	0	_	
Manufactured Housing	15									0	0	13
Total Housing	2371	52	39	56	79	95	50	32	0	U	0	2774
Windham	3610	141	130	81	52	75	66	69	0	0	0	4224
Single Family	287	118	36	22	62	42	5	15	0	0	0	587
Multi-Family												
Manufactured Housing	9	0	0	0	0	0	1	0	0	0	0	10
Total Housing	3906	259	166	103	114	117	72	84	0	0	0	4821
Rockingham County	72944	1619	1310	1182	1004	1082	787	605	0	0	0	80533
Single Family												
Multi-Family	32500	331	211	365	1030	846	724	315	0	0	0	36322
Manufactured Housing	7579	114	55	32	37	91	72	71	0	0	0	8051
Total Housing	113023	2064	1576	1570	2071	2010	1583	001	Λ	Λ	Λ	124006

**Table 2: Municipal Summary Strafford County** 

**Table 2: Municipal Summary Strafford County** 

**Total Estimated** Residential Permits, Net Change of Units **Housing Units** Census **Strafford County** Single Family Multi-Family Manufactured Housing **Total Housing** 

**Table 2: Municipal Summary Sullivan County** 

<b>Rev.</b> 10/18/07	Table 2: Municipal Summary Sullivan County											Total Estimated
	2000 Residential Permits, Net Change of Units										_	Housing Units
	Census	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2006
Washington	200	7	40	4.4	0.5	00	00	45	0	0	0	
Single Family	860	/	10	14	25	32	30	15	0	0	0	993
Multi-Family	24	0	0	0	0	0	0	0	0	0	0	24
Manufactured Housing	41	2	1	1	0	0	0	3	0	0	0	48
Total Housing	925	9	11	15	25	32	30	18	0	0	0	1065
Sullivan County												
Single Family	13339	151	121	200	223	260	215	178	0	0	0	14687
Multi-Family	4757	-28	2	-4	0	23	5	9	0	0	0	4764
Manufactured Housing	2062	60	39	29	32	28	24	10	0	0	0	2284
Total Housing	20158	183	162	225	255	311	244	197	0	0	0	21735

**NEW HAMPSHIRE** 

Manufactured Housing

Single Family

**Total Housing** 

Multi-Family